

# Stock Island/Key Haven Livable Communikeys

Volume 1, Issue 3

March 1, 2005



Safe Harbor from the sky



Peninsular from the water

## Inside this issue:

Current Land Use	2
Market Trend Based Alternative	2
Holding the Line Alternative	2
Balanced Mix of Uses Alternative	3
Land Use Distribution Alternative	3
Goals: A work in Progress	4



## **Consultants Present Four Development Alternatives for the Stock Island Peninsular Port and Safe Harbor Areas**

What kind of development does the Community of Stock Island want to see in the Safe Harbor/Peninsular Port Area over the next twenty years? This is the question the County and the Consultants Wallace Roberts and Todd have been trying to answer by researching historic uses and trends, listening to input at the summer meeting, through interviews and survey responses.

On February 15th 2005, the Consultants began the process of presenting to community four different development scenarios for the area. Each scenario

contained a mixture of development including housing, commercial, restaurants, working waterfront, parks, and more. The Goal of the meeting was to begin a community wide discussion on the favored alternative of development that would satisfy the community.

The Consultants provided visual examples of possible zoning classifications that would encourage four different development scenarios. Overall, those attending the meeting were understandably concerned about their individual properties. The maps portraying the four

scenarios were intended to provide examples, not definite land use changes for specific parcels or lots.

The goal of finding the best development for the entire community still depends on your feedback. The purpose of this newsletter is to continue to spread the word and gather input. We ask you to read each alternative and **contact us with your comments and preferred alternative by April 15th** at <http://www.co.monroe.fl.us/Planning/SI-KH.htm>, or by phone at 289-2500.

## **What's the News on the Proposed AICUZ?**

AICUZ stands for the Naval Air Installations Compatible Use Zones. The purpose is to guide development to appropriate areas with the least amount of risks of noise and possible plane

crashes. The proposed AICUZ is being reviewed and has not been adopted by the County. The proposed AICUZ overlays Safe Harbor and Peninsular Areas, as well as lower Key Haven.

## **What's New in Key Haven?**

Vacant lands that parallel US 1 on Key Haven are awaiting State approval for a zone change from commercial to residential uses which will contribute to beautification of the Key Haven entrance.



# Let the Alternatives Begin...

## What's There Now??

For comparison, the following chart provides the current amounts of various land use Stock Island Safe Harbor/Peninsular Port Area;

### Water Dependent Uses

5% - Recreational / Commercial Marina  
 8% - Mixed Use Marina  
 22% - Maritime Industrial  
 20% - Commercial Fishing  
 Total: 55%

### Non Water-Dependent

7% - Residential  
 5% - Commercial (retail, office, etc)  
 4% -Warehouse, Manufacturing  
 19% - Public Utility  
 2% - Park/Open Space  
 Total:37%

### Vacant Land

7% - Private  
 1% - Public

## A. Market/Trend-Based Alternative

This alternative reflects the current development trends occurring on Stock Island and parallels the trends that occurred in Key West during the 1980's - loss of commercial fishing to a mix of waterfront commercial uses, including marinas, shops, restaurants, and single-family/tourist based housing.

The current zoning in place would actually enable this alternative with no action from the County.

This concept provides the greatest

### Water Dependent Uses -

29% - Recreational/Commercial Marina  
 27% - Mixed Use Marina  
 2% - Commercial Fishing  
 0% Maritime Industrial (boat repair yard, ship building)  
 Total: 58%

### Non Water-Dependent -

19% - Public Utility  
 16% - Residential  
 3% - Commercial (retail/office, etc)  
 2% - Park/Open Space  
 Total: 41%

opportunity for the development of marinas. This trend will foster development that includes high end housing and water related tourist activities, such as commercial marinas.

## B. "Holding the Line" Alternative

That would be the commercial fishing line. The Community has spoken; and this alternative listens! The results from the survey indicate that the Community wants to see Commercial Fishing stay. This alternative reflects the amount of land needed to support the current level of commercial fishing on Stock Island.

This concept would require monetary and policy intervention from the County/State to retain commercial

### Water Dependent Uses -

24% - Maritime Industrial  
 24% - Commercial Fishing  
 9% - Recreational/Commercial Marina  
 8% - Mixed Use Marine  
 Total: 66%

### Non Water-Dependent -

19% - Public Utility  
 9% - Residential  
 3% - Commercial (retail, office)  
 2% - Park/Open Space  
 Total: 33%

fishing and waterfront industrial uses. This alternative is also supported by increased workforce housing.



# Let the Alternatives Continue...

## C1. Balanced Mix of Uses Alternative

This alternative combines the previous alternatives while also being site specific. Safe Harbor is retained as the center of the commercial fishing and maritime industries because of its deep water access and its current zoning of Marine Industrial. Peninsular becomes a mixed-use marina with facilities for boat storage and residential uses. This is also supported by its current zoning of Mixed Use and Urban Residential Mobile Home. 5th Street will act as a "Main Street". This alternative expands economic

### **Water Dependent Uses -**

20% - Maritime Industrial  
18% - Mixed Use Marine  
10% - Commercial Fishing  
5% - Marine Research, Education and Biomedical Research  
Total: 53%

### **Non Water-Dependent -**

19% - Public Utility  
14% - Residential  
6% - Commercial (retail, office)  
6% - Park/Open Space  
Total: 46%

opportunity on the Island by supporting a new land use activity of marine research, education and biomedical research and development. This land use would also provide greater public access to the water.

## C2. Land Use Distribution Alternative

This alternative is very similar to C1; but it is less site specific with the exception of the area along 5th Street between 5th Ave and 2nd. Again, the Consultants have chosen this street to act as "Main Street" with a concentration of commercial and retail activity.

Compared to the previous alternative, residential land use increases whereas Maritime Industrial is reduced. Marine Research, education,

### **Water Dependent Uses -**

13% - Recreational/Commercial Marina  
10% - Commercial Fishing  
9% - Maritime Industrial  
8% - Mixed Use Marine  
5% - Marine Research, Education and Biomedical Research  
Total: 45%

### **Non Water-Dependent -**

20% - Public Utility  
23% - Residential  
6% - Commercial (retail, office)  
6% - Park/Open Space  
Total: 55%

and biomedical research and development activities are supported as well as provision of public access to the water.



Non Water Dependent Use

*This meeting was not the end of the process. Once the plan is complete, there will be a full adoption process including Planning Commission and County Commission hearings where public input will be collected. The plan will be reviewed many times before it is adopted.*

*K. Marlene Conaway  
Director of Planning and  
Environmental Resources*



Water Dependent Use

Monroe County Planning and  
Environmental Resources  
Department

2798 Overseas Highway, Suite 410  
Marathon, FL 33050

Phone: 305-289-2500  
Fax: 305-289-2536

## GOALS: A Work in Progress

The County has been working hard on the Goals for Stock Island and Key Haven with the anticipation of completing the Plan by late spring. The Goals are expected to include a number of planning issues and objectives that are based upon input from the community. The planning issues and objectives are provided in no specific order of importance and are as follows:

- Maintain affordable housing while providing a mix of housing options; and
- Improve storefronts and landscaping for commercial properties; and
- Improve signage for commercial properties; and
- Provide space for a working waterfront and its supporting industries; and
- Provide off-street parking for vehicles and boats; and
- Provide public facilities while increasing opportunities for the permanent population; and
- Provide a pedestrian friendly streetscape; and
- Provide and improve waterfront access; and
- Provide cultural and recreational facilities and activity centers such as libraries; and
- Identify a commercial center within Stock Island (ie not US1); and
- Improve aesthetics, commercial site and visual character of south side of US1 corridor; and
- Improve the gateway/entrance into Key Haven and Stock Island; and
- Enhance the community identity as “commercial fishing”; and
- Promote the diversification of economic opportunities, including small businesses, home occupations, and the arts; and
- Emphasize safety through design, i.e., streetscape and crime deterrence.
- Determine the appropriate land use of the remaining vacant properties in Key Haven and Stock Island.

